

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this _____ day of _____, 2022, by **William M. Pippin Jr.**, whose address is 10884 Torrin Road, Jacksonville, Florida 32221 ("Grantor") in favor of the **CITY OF JACKSONVILLE**, a consolidated political subdivision and municipal corporation existing under the laws of the State of Florida, whose mailing address is 117 West Duval Street, Jacksonville, Florida 32202 ("City").

IN CONSIDERATION for the closure and/or abandonment of City right-of-way or easement areas pursuant to **CITY ORDINANCE** _____, a copy of which is attached hereto and incorporated by reference (the "Ordinance"), located near **RE# 001768-0005** in Council District 8 and established in the Official Public Records of Duval County, Florida at **Plat Book 3 Page 41**.

Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned right-of-way or easement areas, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property"); including, but not limited to such injuries or damages resulting from flooding or erosion. **This Hold Harmless Covenant** shall run with the real property described in **Exhibit "A"**. The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights, if any, under the provisions of the reserved easement and/or the Ordinance. In the event that such easement rights are reserved by City or JEA: (a) the construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Grantor, its successors and assigns, for any repairs to or replacement of the improvements; and (b) Grantor, its successors and assigns, shall indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, or removal of any improvements placed within the easement area by Grantor, its successors or assigns, and the City's or JEA's exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

(Sign) _____
(Print) _____
(Sign) _____
(Print) _____

GRANTOR:

By: _____
Name:
Title:

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 2022, by _____.

{NOTARY SEAL}

[Signature of Notary Public-State of Florida]
[Name of Notary Typed, Printed, or Stamped]

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Exhibit A Page 1 of 2

MAP OF

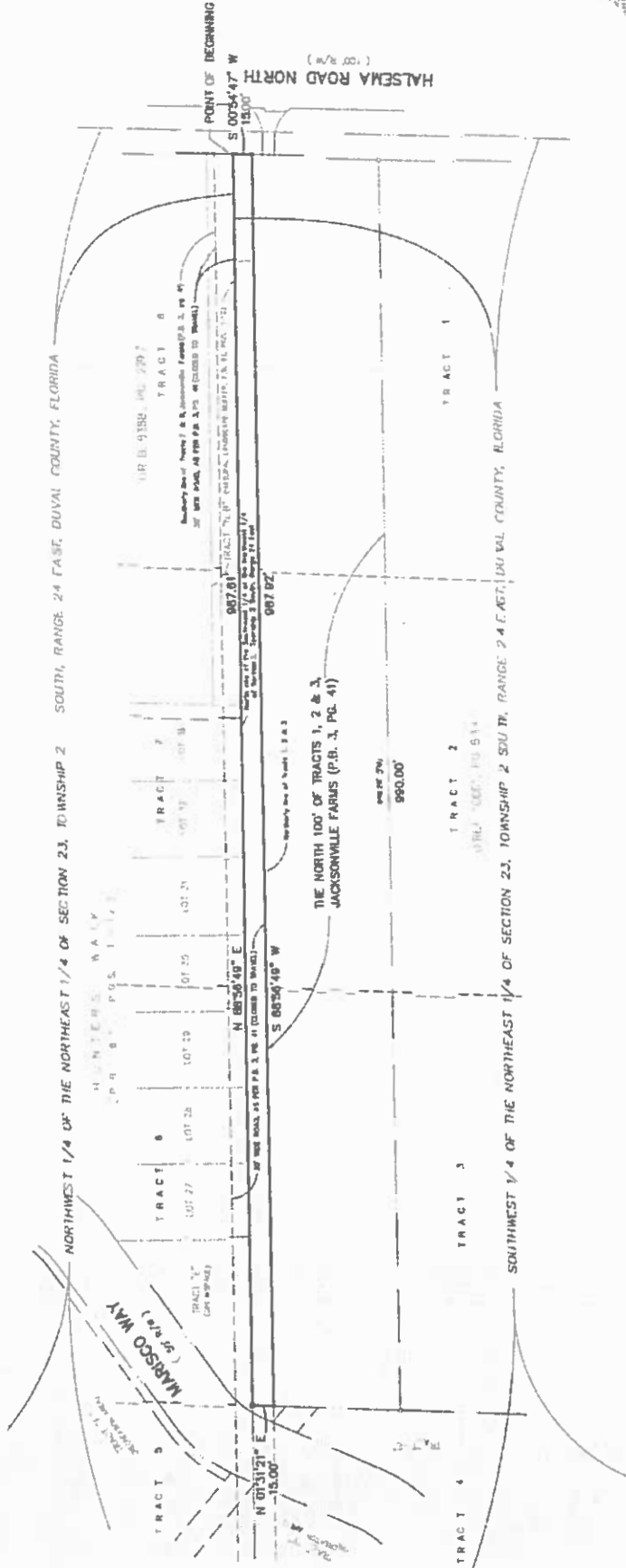
A portion of that particular un-named roadway lying along the north line of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 2 South, Range 24 East, Jacksonville Farms, as recorded in Plat Book 3, page 41 of the current public records of Duval County, Florida, said portion being more particularly described as follows:

Begin at the southeast corner of Tract "NIB" Hunters Walk, according to plat thereof recorded in Plat Book 81, pages 1 through 12 of said public records, said corner lying in the west right-of-way line of Halsetma Road North; thence on said west right-of-way line, South 00 degrees 54 minutes 47 seconds West, 15.00 feet; thence South 88 degrees 56 minutes 49 seconds West, parallel to the south line of said Hunters Walk, 987.61 feet; thence on said south line of said Hunters Walk, North 01 degrees 21 minutes 49 seconds East, 987.61 feet to the point of beginning.

For: Bill Peppin

Scale 1" = 60'

September 14, 2021



APPROVED
 JACOBSON & ASSOCIATES, INC.
 CITY ENGINEERS OFFICE
 TOPO SURVEY BRANCH
 7-5CC

Note:
 This map was prepared for descriptive purposes
 only and does not represent an actual survey.

LEGEND
 Found 4"x4" Conc. Pipe (as noted)
 Found Monument (as noted)
 Set 1/2" Iron Pipe (LB 1.301)
 Fence
 Powerline/Pole and Anchor
 Telephone Line
 Concrete Pad
 Concrete Elec. Transformer Pad

NET WHO WROTE THE SURVEY AND THE ORIGINAL PLAT, MAP, A LUTON LICENSED SURVEYOR AND MAPLE.



Jacobsen & Associates, Inc.
 PROFESSIONAL SURVEYORS & MAPPERS
 Certified of Authorization No. 1 01 30
 615 BLANDING BOULEVARD
 ORANGE PARK, FLORIDA 32073
 TELEPHONE: (904) 272-9000

MAP OF

A portion of that particular un-named roadway lying along the north line of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 2 South, Range 24 East, Jacksonville Farms, as recorded in Plat Book 3, page 41 of the current public records of Duval County, Florida, said portion being more particularly described as follows:

Begin at the southeast corner of Tract "NLB" Hunters Walk, according to plat thereof recorded in Plat Book 61, pages 1 through 12 of said public records, said corner lying in the west right-of-way line of Halsema Road North; thence on said west right-of-way line, South 00 degrees 54 minutes 47 seconds West, 15.00 feet; thence South 88 degrees 56 minutes 49 seconds West, parallel to the south line of said Hunters Walk, 987.92 feet to the east line of Tract "E", said Hunters Walk; thence on said east line, North 01 degree 31 minutes 21 seconds East, 15.00 feet to said south line of said Hunters Walk; thence on said south line, North 88 degrees 56 minutes 49 seconds East, 987.61 feet to the point of beginning.

For: Bill Pippin

Scale 1" = 60'

September 14, 2021

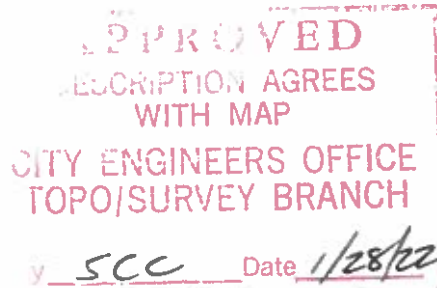


Exhibit "A" page 2 of 2